

FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

08-368

Orleans

EAS.1262

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Town/City: EASTHAM

Place: (*neighborhood or village*):

Photograph



2015 Assessor Photo, looking northwest.

Address: 95 Circle Drive

Historic Name: William Sandblom House

Uses: Present: Single Family Dwelling House

Original: Single Family Dwelling House

Date of Construction: [1953-1958]

Source: Deed research, Eastham Tax Commitment Books

Style/Form: No Style

Architect/Builder: Unknown

Exterior Material:

Foundation: Unknown

Wall/Trim: Wood shingles/ Wood

Roof: Asphalt shingles

Outbuildings/Secondary Structures:
None

Major Alterations (*with dates*):
None on record

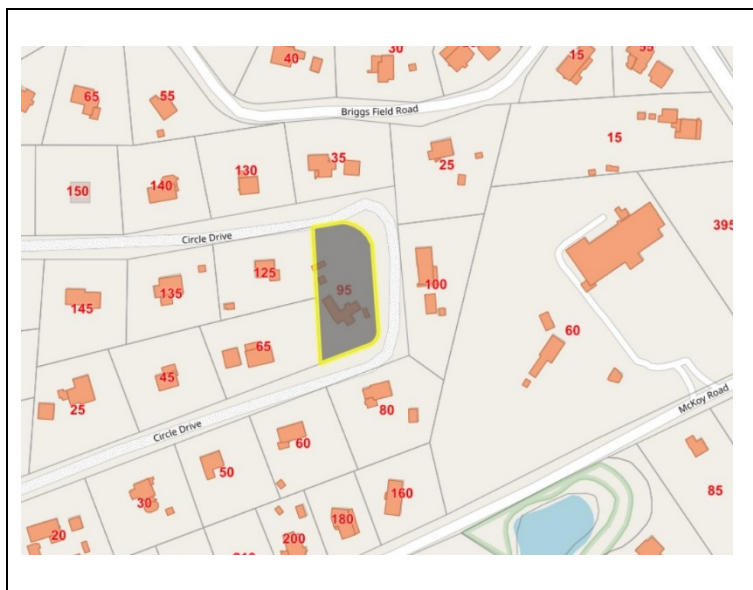
Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.50 acres

Setting: This parcel is located within a 1950 subdivision west of the State Highway in central Eastham. The surrounding area within the subdivision includes houses built in the mid- to late-20th century. This house is obscured from the street by coniferous and deciduous trees. The house is accessed by a driveway leading from the north side of Circle Drive.

Locus Map



Recorded by: Eric Dray, Preservation Consultant, for

Organization: Eastham Historical Commission

Date (*month / year*): April 2025

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

95 CIRCLE DRIVE

MASSACHUSETTS HISTORICAL COMMISSION

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☐ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

(The house is largely obscured from the street; this Architectural Description may not describe all features accurately.)

The Lillian and William Sandblom House, built in ca. 1955, is a one-story cottage with an L-shaped footprint and an enclosed porch extending from the south elevation. The elevations are clad in wood shingles with plain cornerboards. The low-pitched shed roofs are clad in asphalt shingles and have projecting open eaves. An exterior, concrete block chimney rises from the south elevation.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Incorporated as Nauset Plantation in 1646, and changed to Eastham in 1651, Eastham territory originally extended south to Pleasant Bay in Orleans and north beyond Wellfleet Harbor. The early development pattern for what we now know as Eastham was impacted by its absence of deep-water harbor facilities. Relatively fertile soil led to dispersed agricultural settlement, but residential and commercial development was concentrated to the north at Wellfleet Harbor and to the south at Town Cove and Pleasant Bay. When the separate towns of Wellfleet and Orleans were created in the late-18th century, Eastham became and remained one of the least populated towns on the Cape throughout the 19th century.

In the 19th century, Eastham was the agricultural center of the Outer Cape. Crops evolved over time; corn and dairy were surpassed in the early-20th century by asparagus and turnips - two crops well suited for the sandy soil. In 1900, 58% of Eastham's workers were employed as farmers, but by 1930 that number had dwindled to 21%. Summer resort development, including cottage colonies and subdivisions of former farmland that would transform Eastham, had begun in earnest in the 1920s as middle-class access to car ownership increased and Cape roads were improved.

This house has an Assessor date of 1938, but that does not appear to be accurate. The United States Geological Survey (USGS) conducted periodic aerial photography mapping Cape Cod starting in 1938, and the 1952 USGS survey shows that neither Circle Drive nor this house were yet in place (Photo 2).

This parcel is identified as Lot 20 on a 1950 subdivision plan filed by Sandblom, Bond & Avery (Figure 2). This subdivision comprised 16.3 acres that were part of a purchase in 1945 of 38-acres bought by F. Howard Bon of Brockton, and William B. Sandblom and Neil Avery of East Dedham. They purchased that tract of land from Clarence R. and Bertha C. Horton of Lexington, MA.¹ In 1951, they sold the subdivision to Donald W. Broman of Brockton, likely another business partner, for a nominal sum.² Five days later, Broman sold Lots 7, 9, 10-13, 20 and 21 back Lillian A. and William B. Sandblom, now living in West Rockport, ME.³

William Berger Sandblom was born in Quincy to Swedish immigrant parents. He married Lillian Altonen (1896-1952), born in Quincy to Finnish immigrant parents. He was listed as a draughtsman for the government (1930) and electrical engineer (1940) in census records. As noted above, the 1952 USGS aerial survey shows that the subdivision had not yet been built (Photo 2). The next aerial survey was conducted in 1971, by which time many houses had been built within the subdivision, including this one (Photo 3). According to Eastham Tax Commitment books, William Sandblom had started building numerous cottages in the 1950s, so this cottage was likely built by them in ca. 1953-1958.

¹ Barnstable County Registry of Deeds, Book 639/ Page 201.

² Book 802/ Page 471.

³ Book 802/ Page 473.

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In 1958, William and new wife Alma Sandblom, still living in West Rockport, ME, sold just this Lot 20 to Jeanne L. and Frank Lightbown of Melrose. The next year, the Lightbowns sold this parcel to Jeanne Lightbown's parents, John L. and Geneva Ayer of Winthrop.⁴ John Leslie Ayer (1907-1974) had married Nova Scotia-born Geneva Ring in New Hampshire in 1931. As of the 1940 census, they were living with his father, and he was working as a gardener. As of the 1950 census, they were still living with his father, and he was working as a ground foreman for a university, and she was a clerk for a candy store. After Geneva's death in 1968, John Ayer remarried and his second wife, Esther Ayer, inherited this property and quickly sold it to Barbara A. McLaughlin of North Reading, MA.⁵

In 1978, Barbara and Robert McLaughlin sold this property to George J. and Alice Warren of Swampscott, MA.⁶ In 1999, Barbara A. Goudreau, f/k/a Barbara A. McLaughlin sold the property to Chi Fat Tang of Eastham.⁷ It stayed in the Tang family until 2017 when Wai Sing Taidje Tang and Danjin Li of Kapolei, HI sold it to the current owners, Justine and Alton Acker of Amherst, MA.⁸

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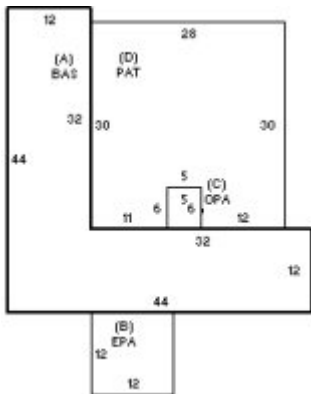


Figure 1. Assessor Sketch.

⁴ Book 1060/ Page 398.

⁵ Book 1482/ Page 223, Book 2124/ Page 269.

⁶ Book 2739/ Page 142.

⁷ Book 12416/ Page 260.

⁸ Book 30877/ Page 243.



Photo 2. Detail of 1952 USGS Aerial Survey.



Photo 3. Detail of 1971 USGS Aerial Survey (circle added).

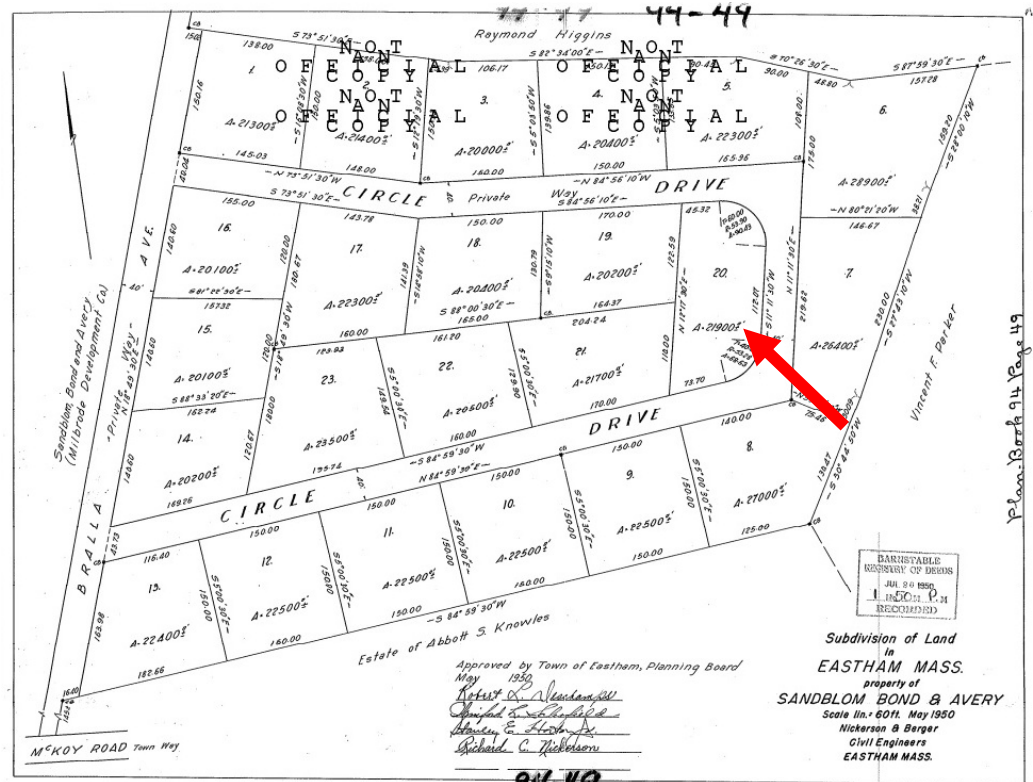


Figure 2. Subdivision of Land, property of Sandblom, Bond & Avery, arrow to Lot 20 added (Plan Book 94/ Page 49).